

# 11

PROJECT DESCRIPTION:  
PROPOSED 60 UNITS OF SENIOR HOUSING AT 808 A STREET, HAYWARD, CA

CONSTRUCTION TYPE: TYPE V

Project Data		
	Allowed	Proposed
General Plan	Commercial / High Density Residential	
Zoning	CC-C Central City Commercial	
Lot Size	42,050 s.f.=0.97 Acres	
Max Density	65 Maximum Units per Acre	60 units
Gross Commercial s.f.		6,905 S.F.
Gross Residential s.f.		54,912 S.F.
Front Setback	0 Required	0-6' Proposed
Side Setback	5 Required	5'-14' Proposed
Rear Yard Setback	0 Required	29' Proposed
Max Building Height	55' Allowed	54'-6" Proposed
Driving Aisle Width	20' two way 12' one way	
Back up Width	20' width at compact spaces ; 26' at standard spaces	
Fire Lane Width	20' width at the ground floor and 13'6" clear above	
Parking Space	9'x19' standard; 8'x15' compact	

INDOOR	Units ( residential ) No.	Commercial habitable s.f.	Commercial s.f.	Circulation s.f. Elev. / Stair / Utility /	Common space s.f. Lobby / amenity facilities	Total
L1			6,000	905	4,765	11,670
L2	18	11,181		2,598	2,201	15,980
L3	21	13,786		2,715	727	17,228
L4	21	13,786		2,715	727	17,228
Total	60	38,753	6,000	8,933	8,420	62,106

PARKING SPACE ANALYSIS		
# OF RESIDENTIAL PARKING	30 SPACES (0.5 RATIO)	
# OF COMMERCIAL PARKING	19 SPACES (5,936 S.F./ 315)	
TOTALS	49 SPACES	
OPEN SPACE ANALYSIS		
USABLE OPEN SPACE REQUIRED : 100 S.F. / UNITS	6,000 S.F.	
USABLE OPEN SPACE REQUIRED : INDOOR OPEN SPACE	3,643 S.F.	
OUTDOOR OPEN SPACE	4,540 S.F.	
	<hr/>	
TOTAL OPEN SPACE	8,183 S.F.	

PROJECT TEAM DIRECTORY

OWNER / CLIENT

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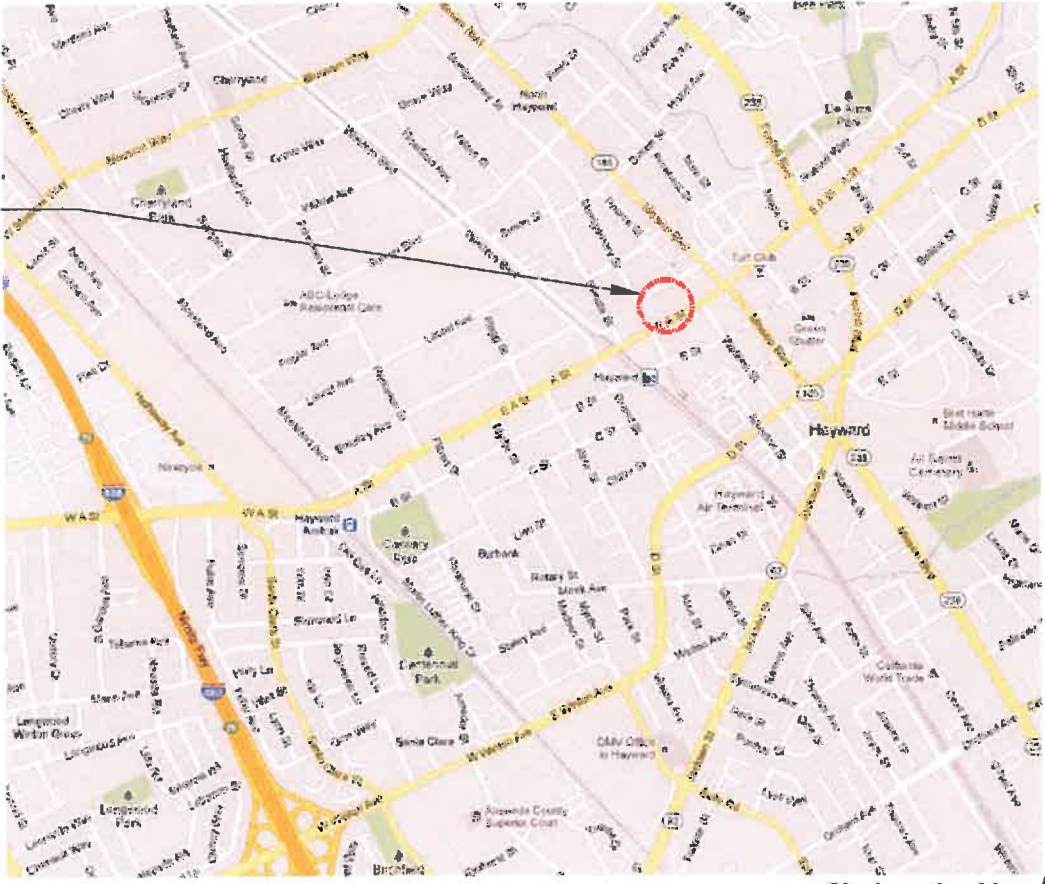
SHEET LIST

01: COVER SHEET	17: PERSPECTIVE
02: VICINITY MAP & SITE PHOTOS	18: PERSPECTIVE
03: SITE SURVEY	19: PERSPECTIVE
04: SITE PLAN / GROUND FLOOR PLAN	L1: LANDSCAPE PLAN
04B: ENLARGED GROUND FLOOR PLAN	L2: IRRIGATION PLAN
05: 2ND FLOOR PLAN	C1: UTILITY PLAN
05B: ENLARGED 2ND FLOOR PLAN	C2: STORMWATER CONTROL PLAN
06: 3RD FLOOR PLAN	
06B: ENLARGED 3RD FLOOR PLAN	
07: 4TH FLOOR PLAN	
07B: ENLARGED 4TH FLOOR PLAN	
08: ELEVATIONS	
09: ELEVATIONS	
10: UNIT PLANS	
11: UNIT PLANS	
12: UNIT PLANS	
13: UNIT PLANS	
14: UNIT PLANS	
15: UNIT PLANS	
16: SECTIONS	



Aerial Map

PROPOSED  
SITE



Site Location Map



View @ A St. looking North- West



View of adjacent Apartment Building along Smalley Ave.



View of site from Smalley Ave. looking South



View along Smalley Ave. looking West



View @ A St. looking North



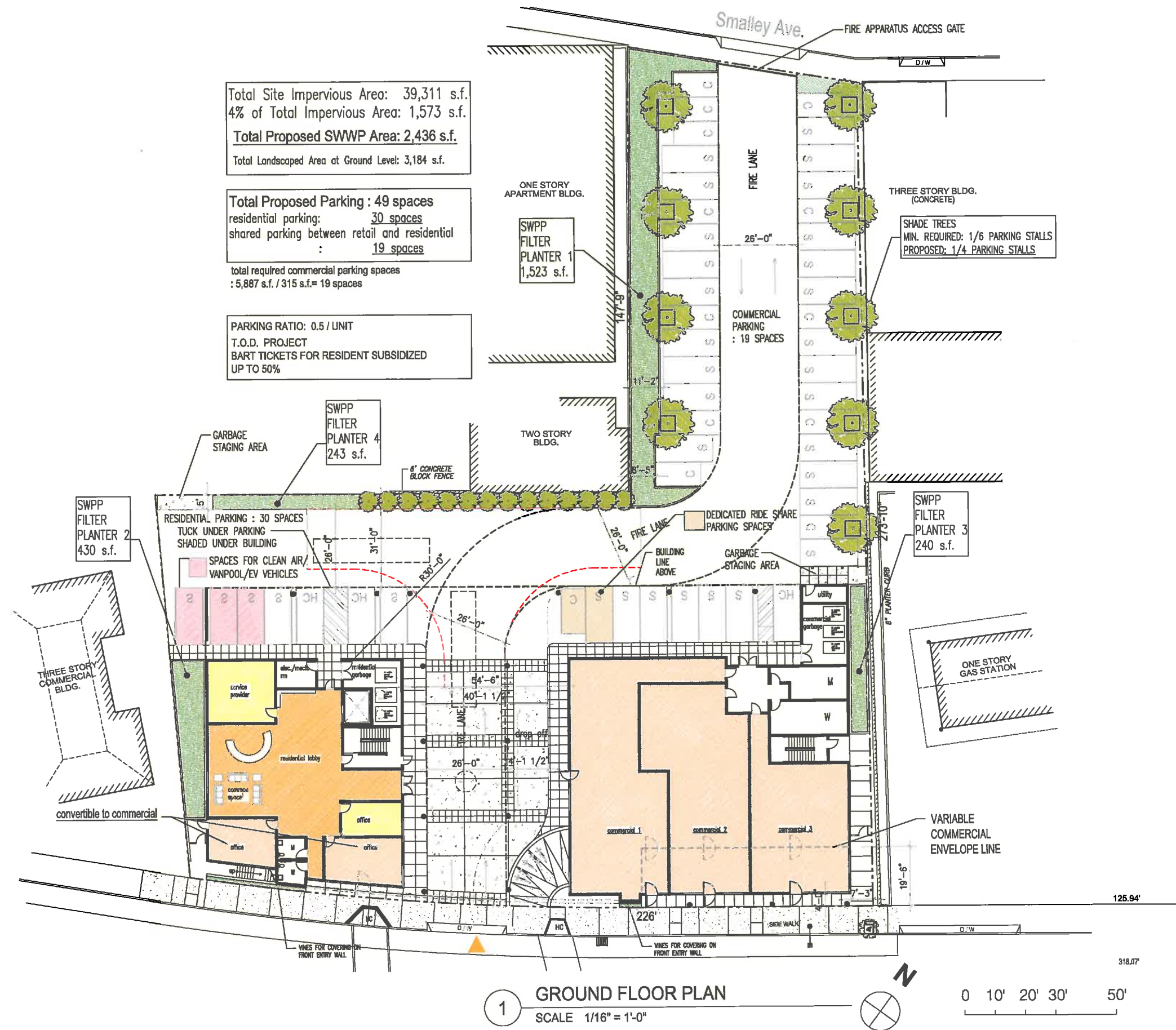
View @ A St. looking North-East



2 VICINITY PHOTOS  
SCALE N.T.S.

1 VICINITY MAP  
SCALE N.T.S.





Total Site Impervious Area: 39,311 s.f.  
4% of Total Impervious Area: 1,573 s.f.  
**Total Proposed SWWP Area: 2,436 s.f.**  
Total Landscaped Area at Ground Level: 3,184 s.f.

**Total Proposed Parking : 49 spaces**  
residential parking: **30 spaces**  
shared parking between retail and residential  
: **19 spaces**  
total required commercial parking spaces  
: 5,887 s.f. / 315 s.f. = 19 spaces

**PARKING RATIO: 0.5 / UNIT**  
T.O.D. PROJECT  
BART TICKETS FOR RESIDENT SUBSIDIZED  
UP TO 50%

ONE STORY  
APARTMENT BLDG.

SWPP  
FILTER  
PLANTER 1  
1,523 s.f.

THREE STORY BLDG.  
(CONCRETE)

SHADE TREES  
MIN. REQUIRED: 1/6 PARKING STALLS  
PROPOSED: 1/4 PARKING STALLS

SWPP  
FILTER  
PLANTER 4  
243 s.f.

SWPP  
FILTER  
PLANTER 2  
430 s.f.

RESIDENTIAL PARKING : 30 SPACES  
TUCK UNDER PARKING  
SHADED UNDER BUILDING

SPACES FOR CLEAN AIR/  
VANPOOL/EV VEHICLES

THREE STORY  
COMMERCIAL  
BLDG.

convertible to commercial

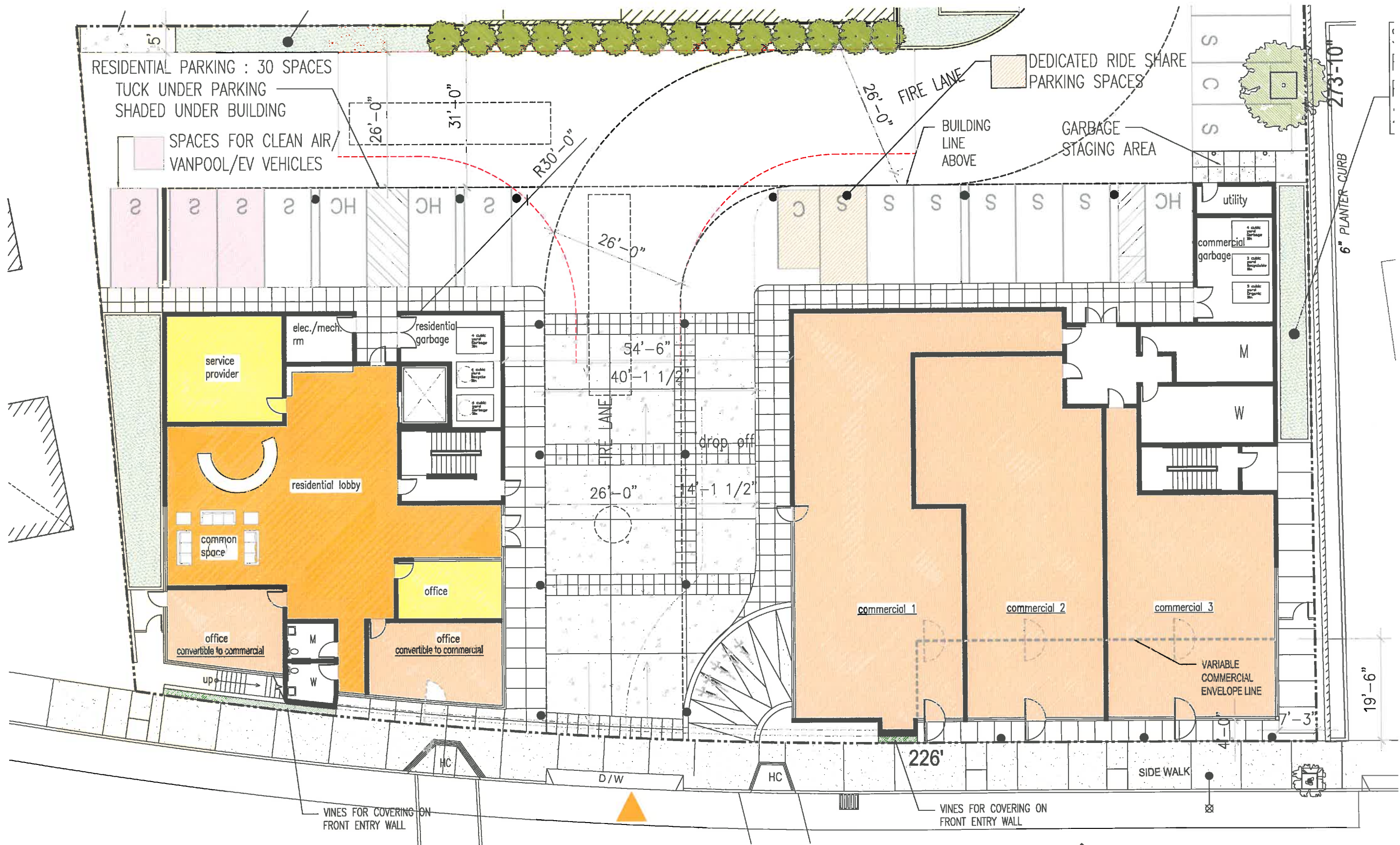
TWO STORY  
BLDG.

DEDICATED RIDE SHARE  
PARKING SPACES

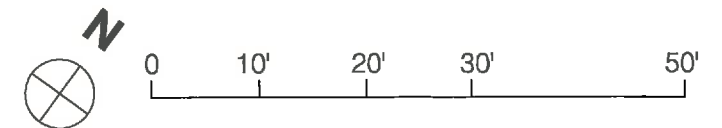
SWPP  
FILTER  
PLANTER 3  
240 s.f.

ONE STORY  
GAS STATION

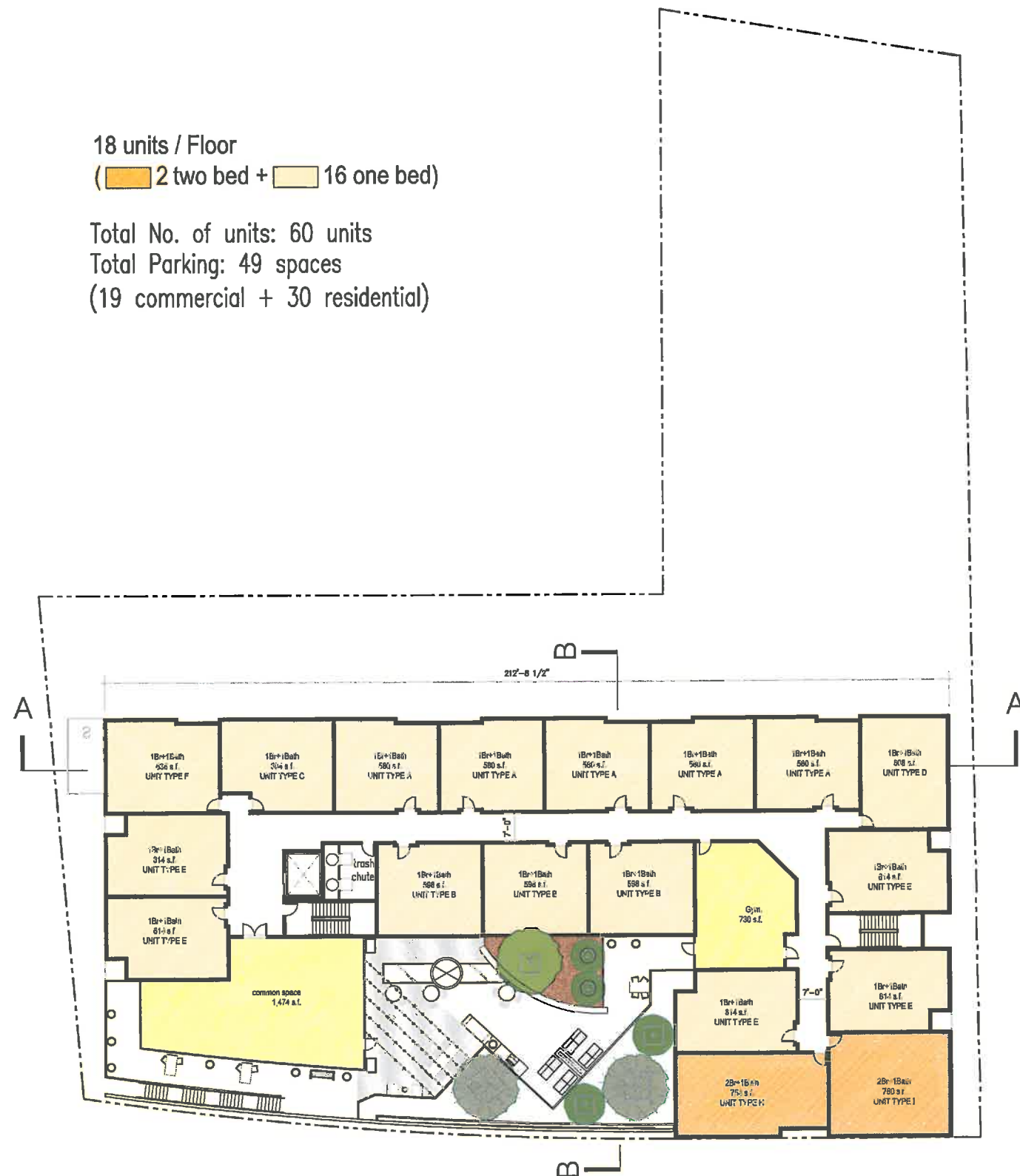
VARIABLE  
COMMERCIAL  
ENVELOPE LINE



1 ENLARGED GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



Total No. of units: 60 units  
Total Parking: 49 spaces  
(19 commercial + 30 residential)



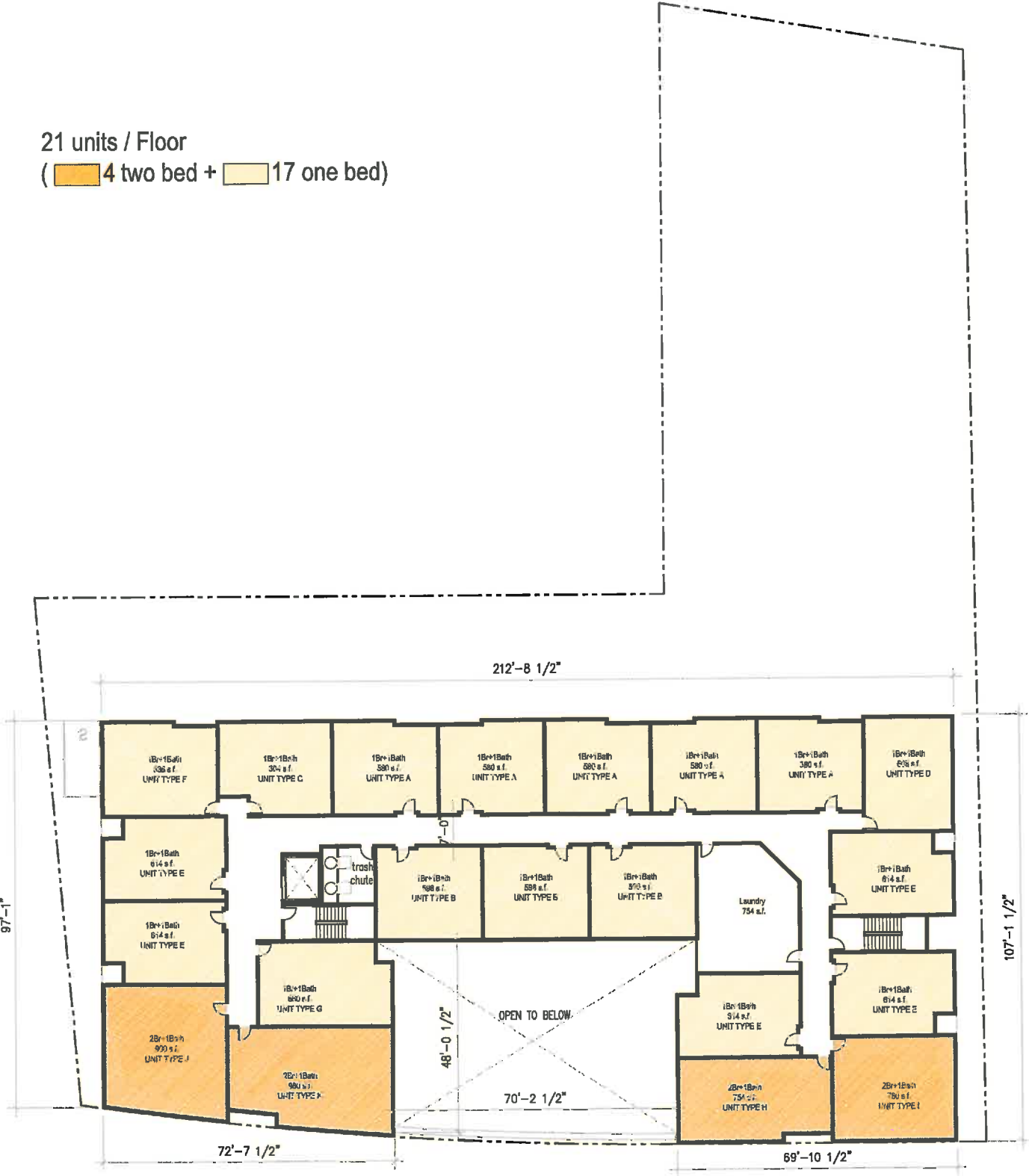
1 2ND FLOOR PLAN  
SCALE 1/16" = 1'-0"



0 10' 20' 30' 50'



21 units / Floor  
 ( 4 two bed + 17 one bed)

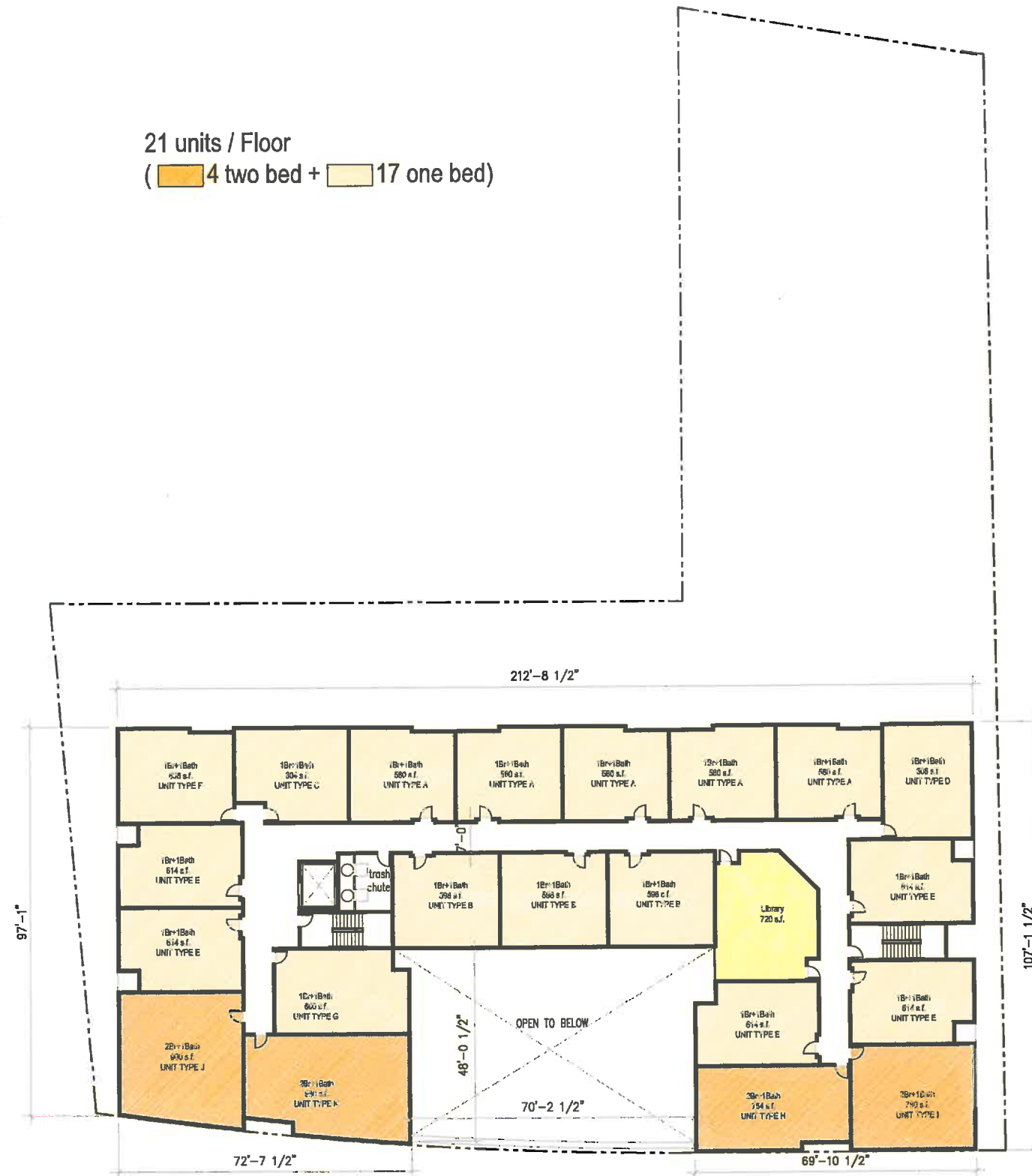


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3RD FLOOR PLAN  
 SCALE 1/16" = 1'-0"



21 units / Floor  
 ( 4 two bed + 17 one bed )



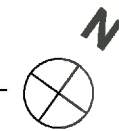
1 4TH FLOOR PLAN  
 SCALE 1/16" = 1'-0"



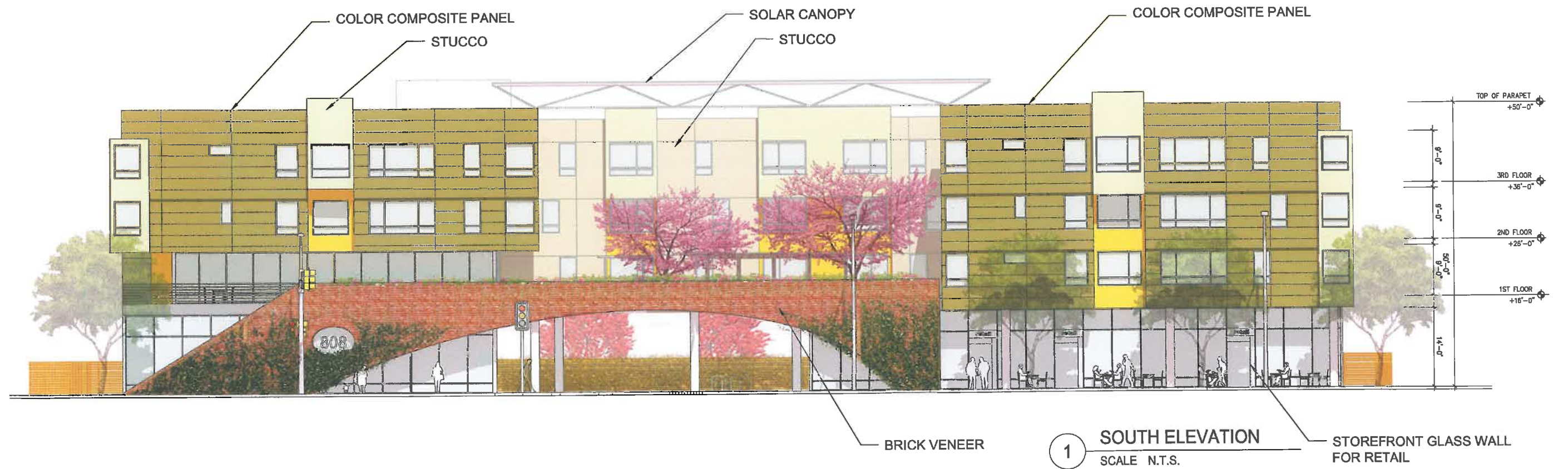
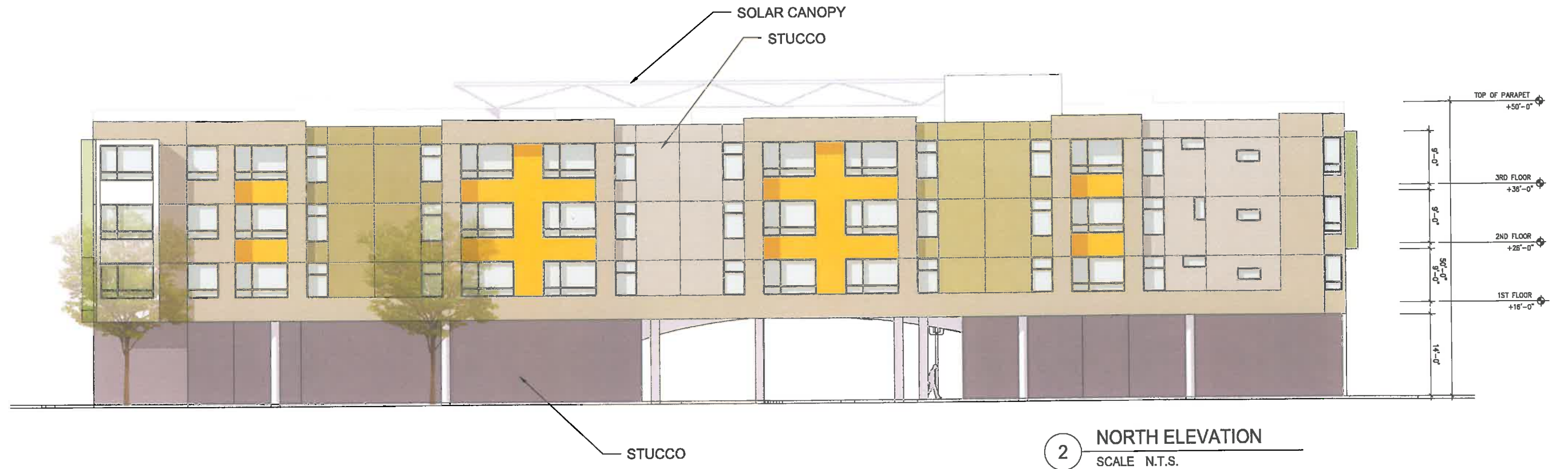
0 10' 20' 30' 50'

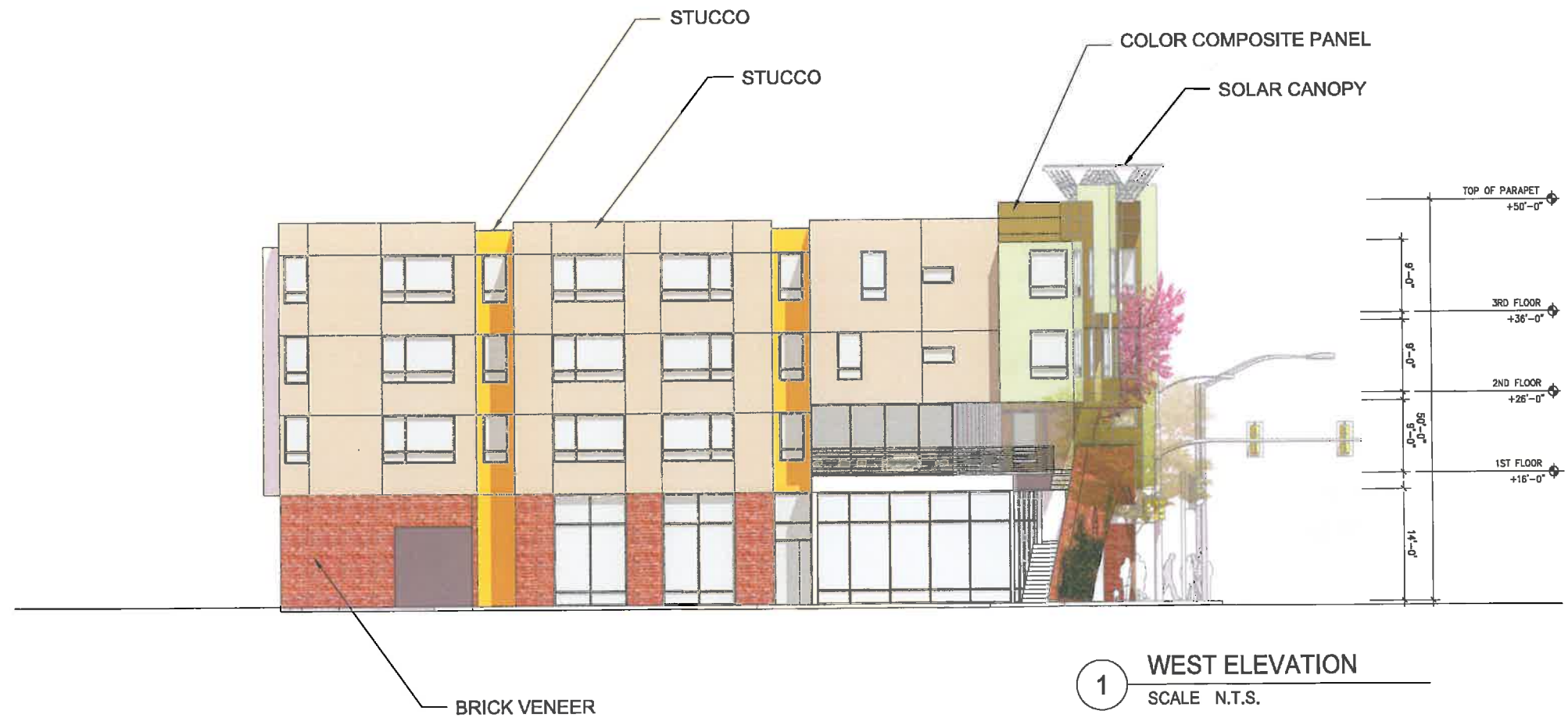
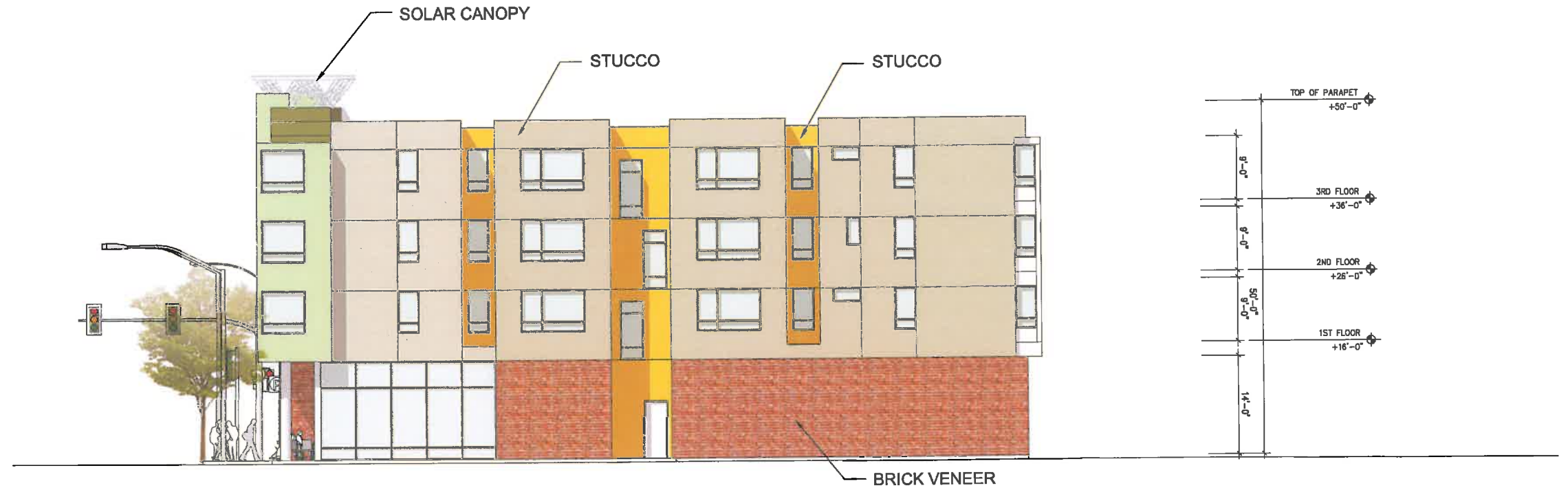


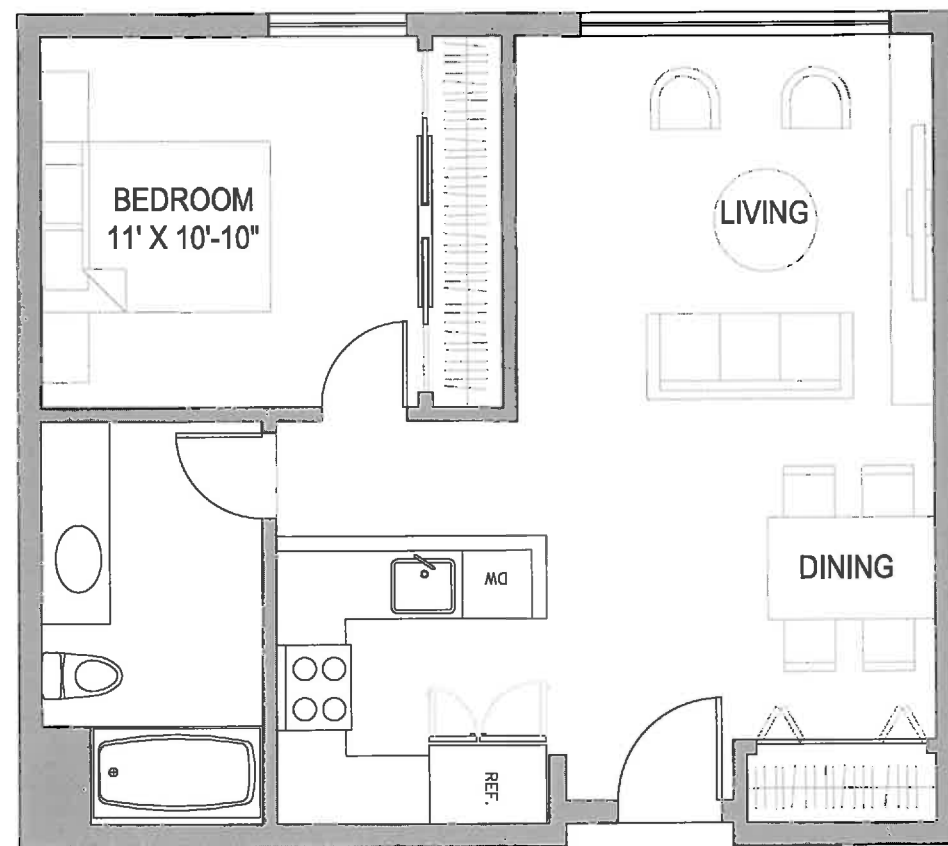
1 4TH FLOOR PLAN  
SCALE 1/8" = 1'-0"



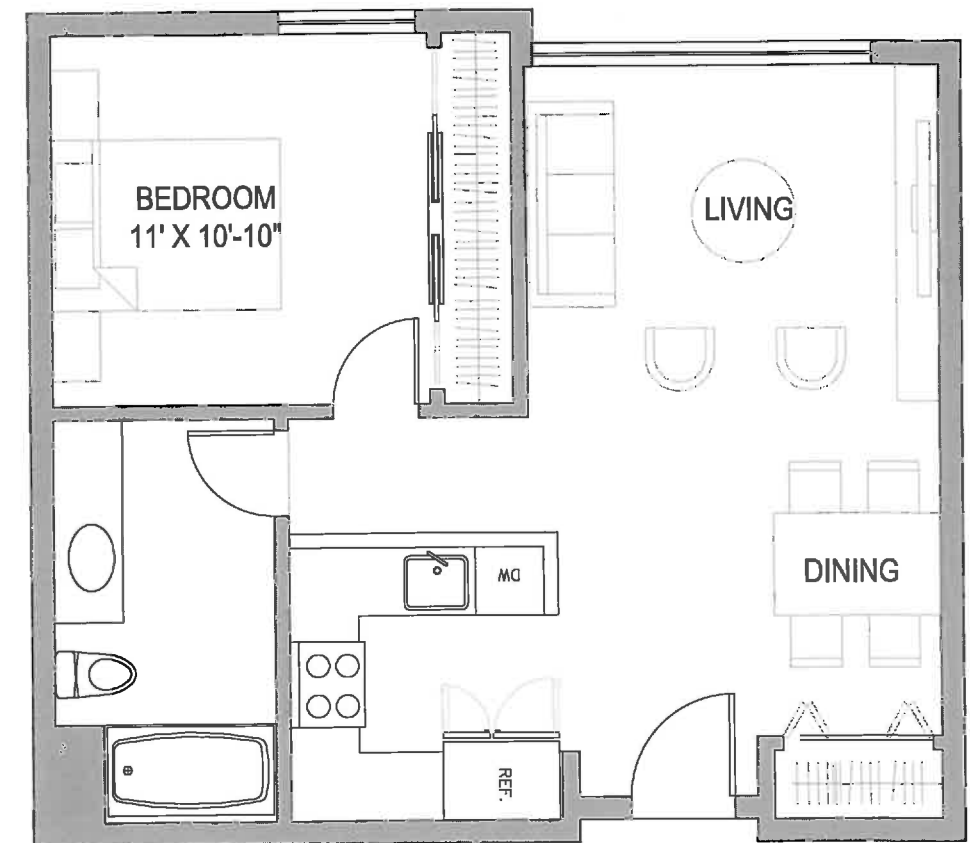
0 10' 20' 30' 50'







UNIT TYPE B - 1Br+1Bath (598 s.f.)



UNIT TYPE A - 1Br+1Bath (580 s.f.)



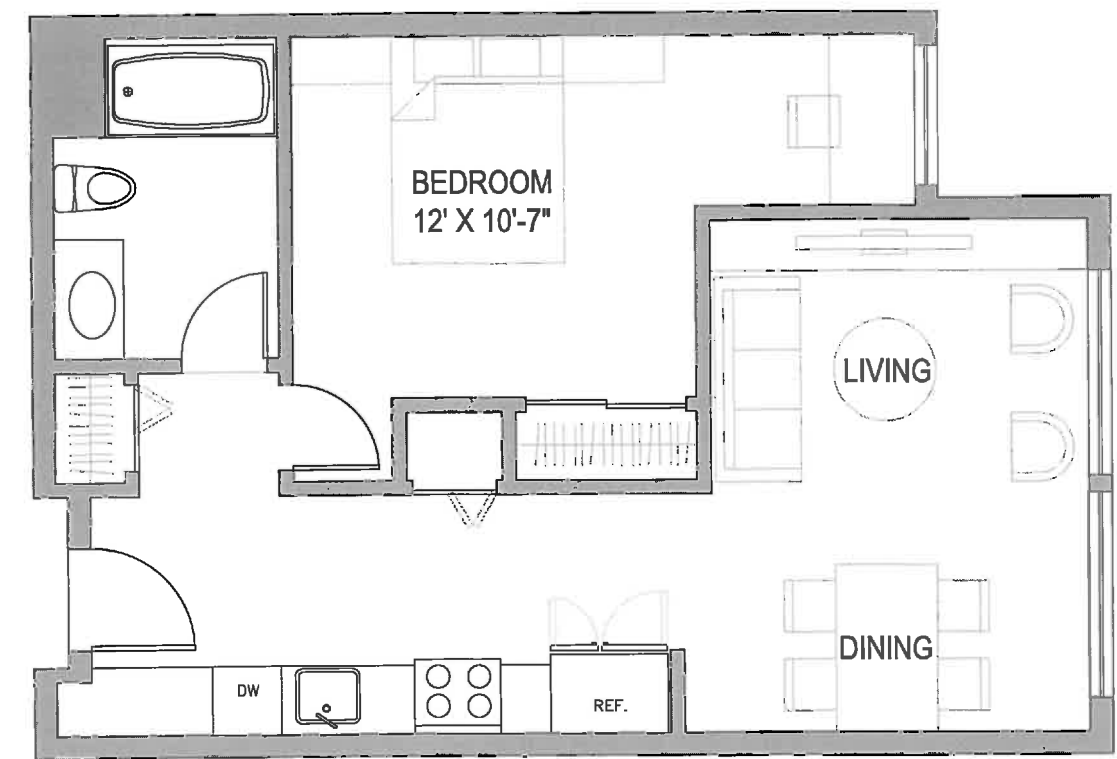
UNIT TYPE D - 1Br+1Bath (608 s.f.)



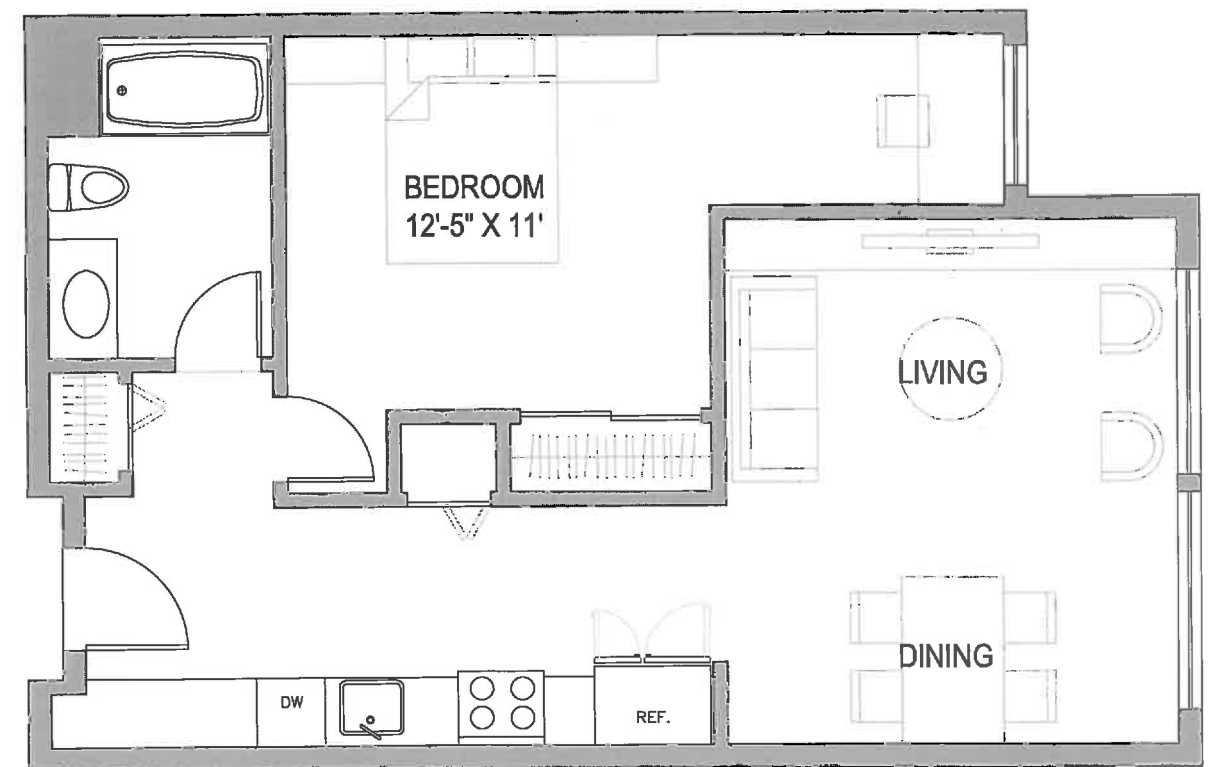
UNIT TYPE C - 1Br+1Bath (604 s.f.)



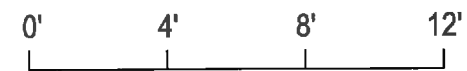
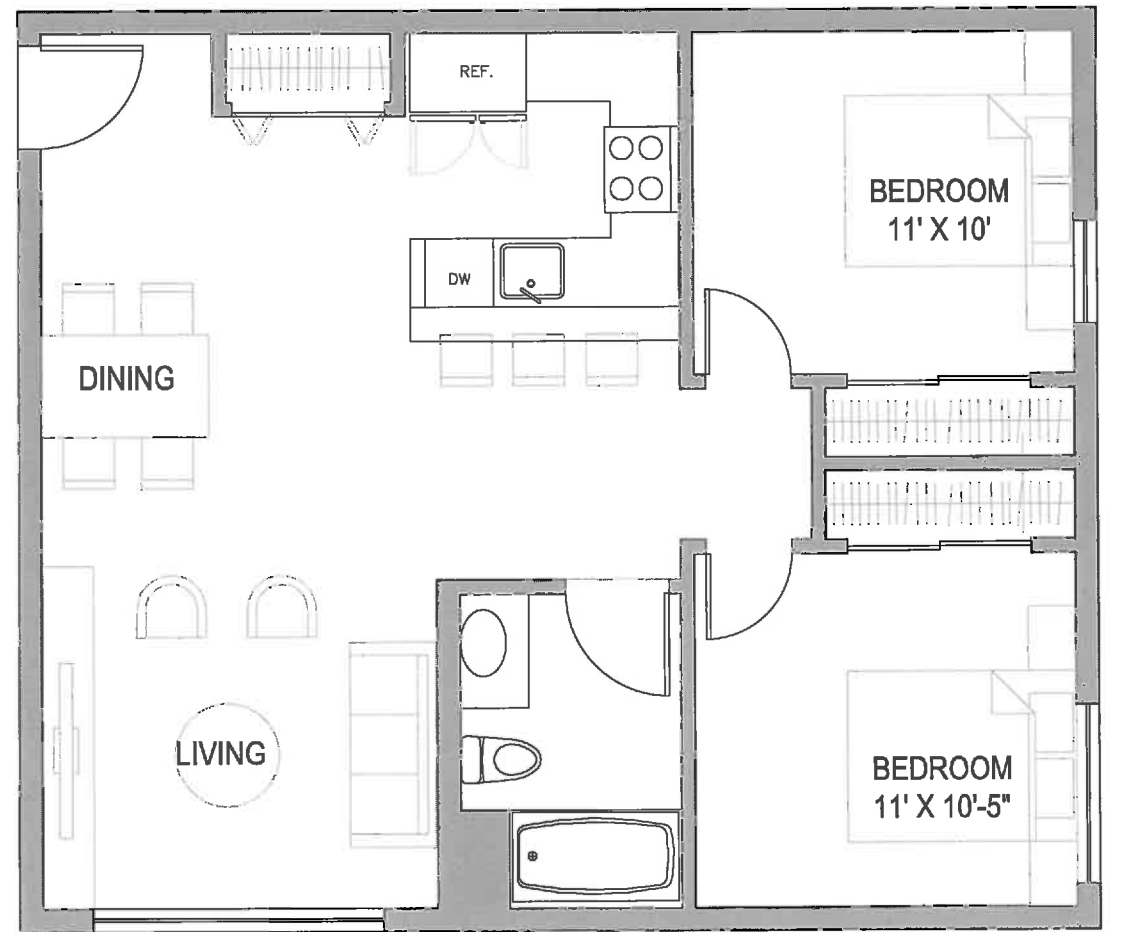
UNIT TYPE F - 1Br+1Bath (636) s.f.



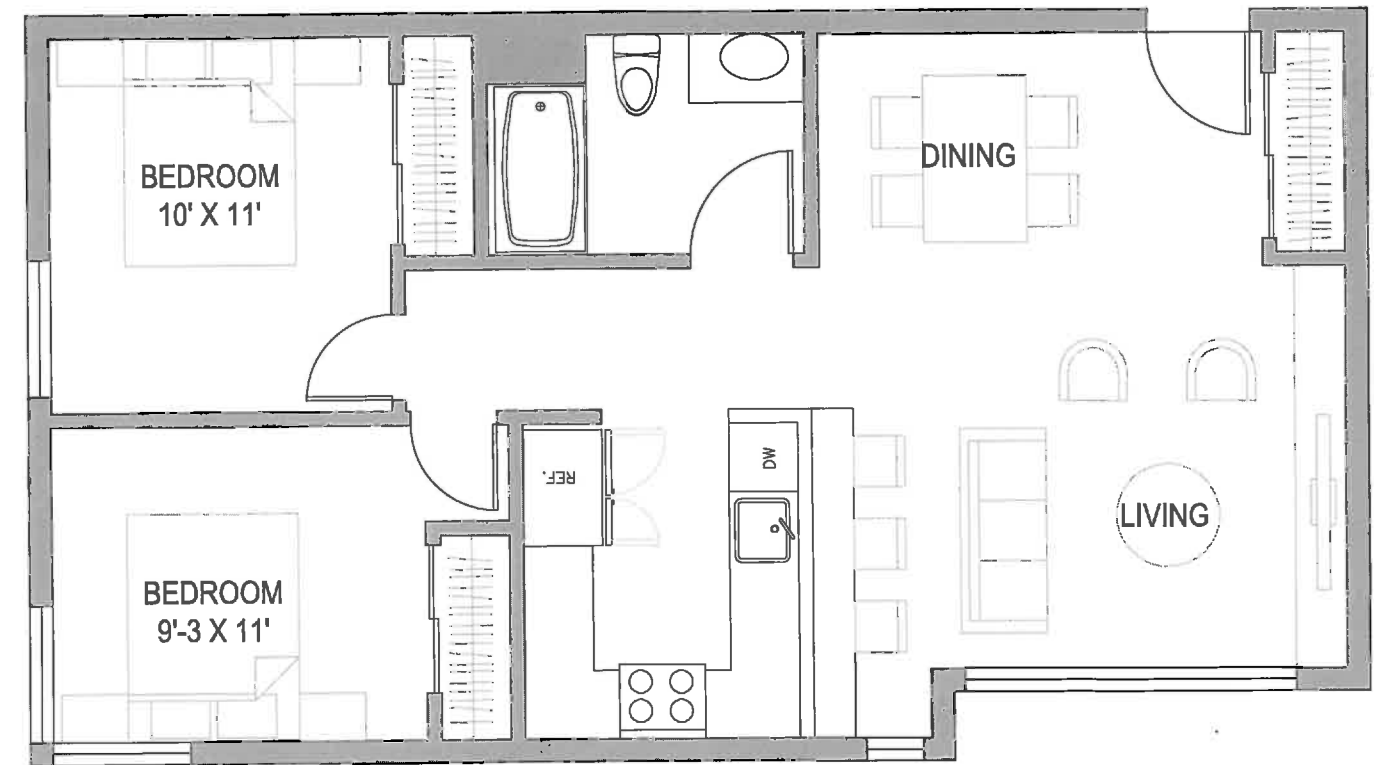
UNIT TYPE E - 1Br+1Bath (614 s.f.)



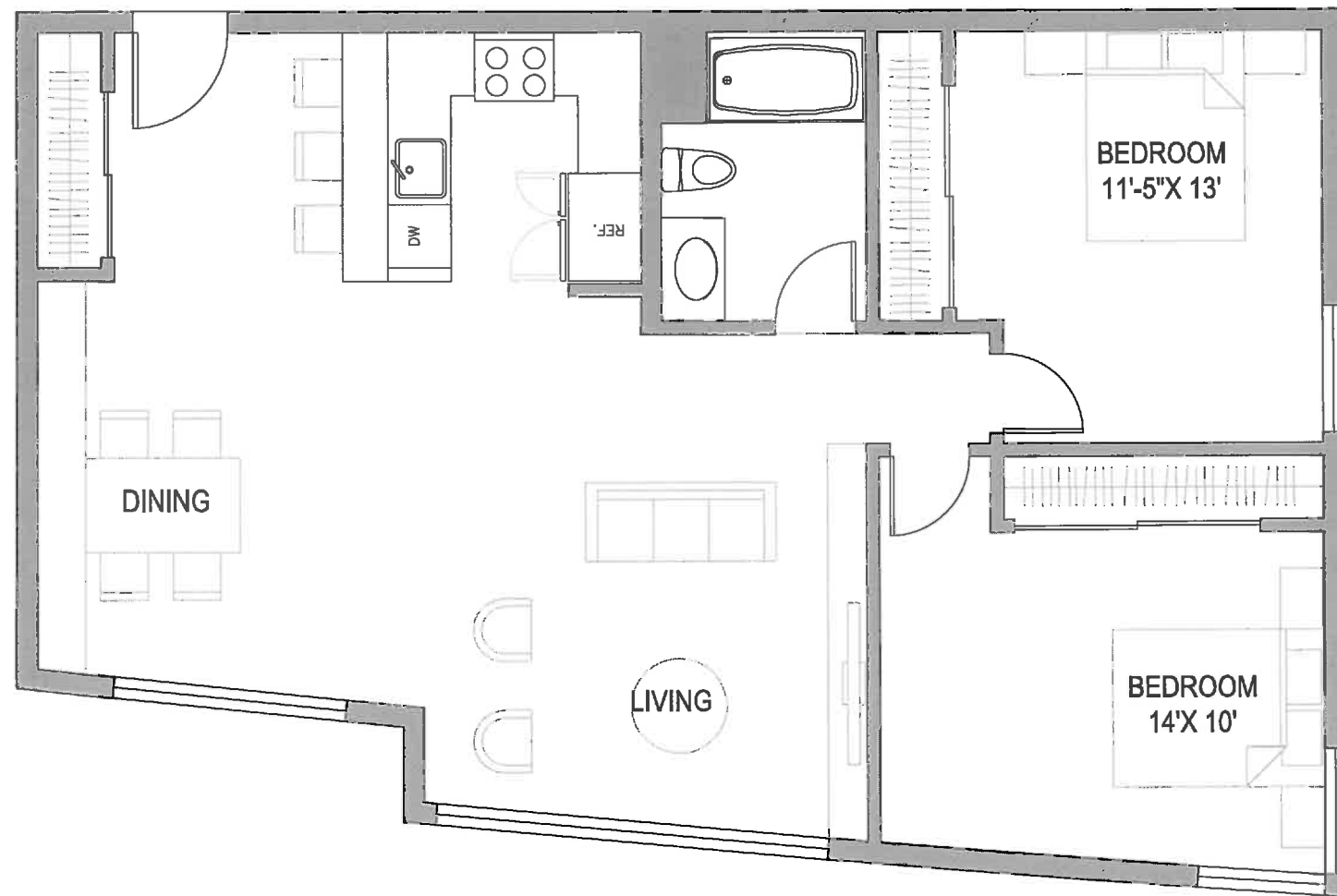
UNIT TYPE G - 1Br+1Bath (660 s.f.)



UNIT TYPE I - 2Br+1Bath (780 s.f.)



UNIT TYPE H - 2Br+1Bath (754 s.f.)



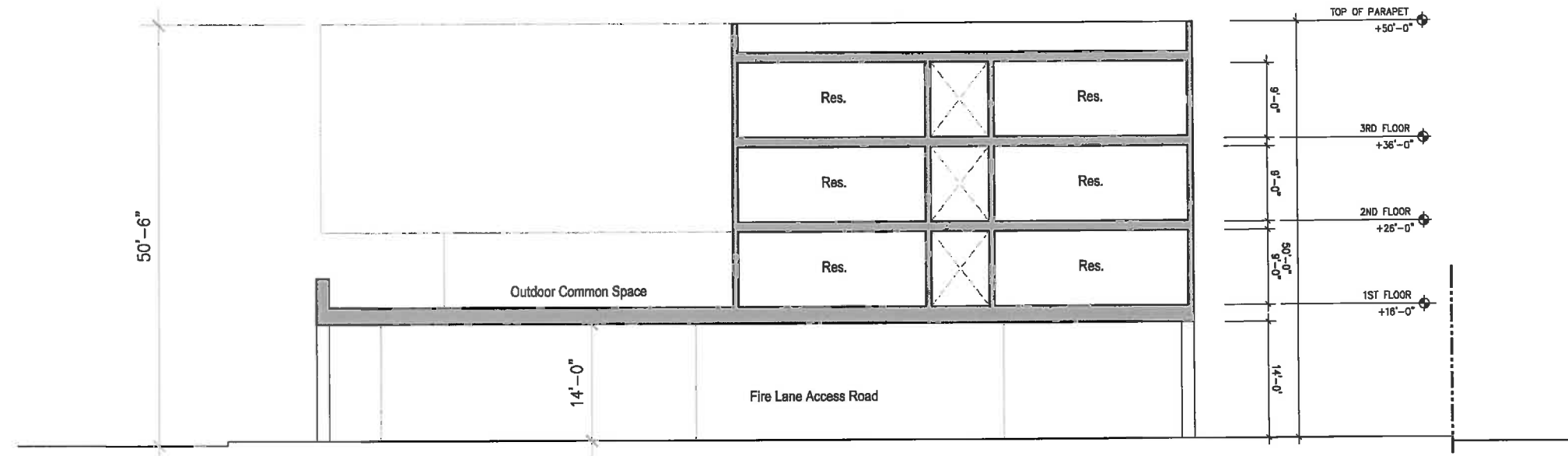
0' 4' 8' 12'

UNIT TYPE K - 2Br+1Bath (980 s.f.)

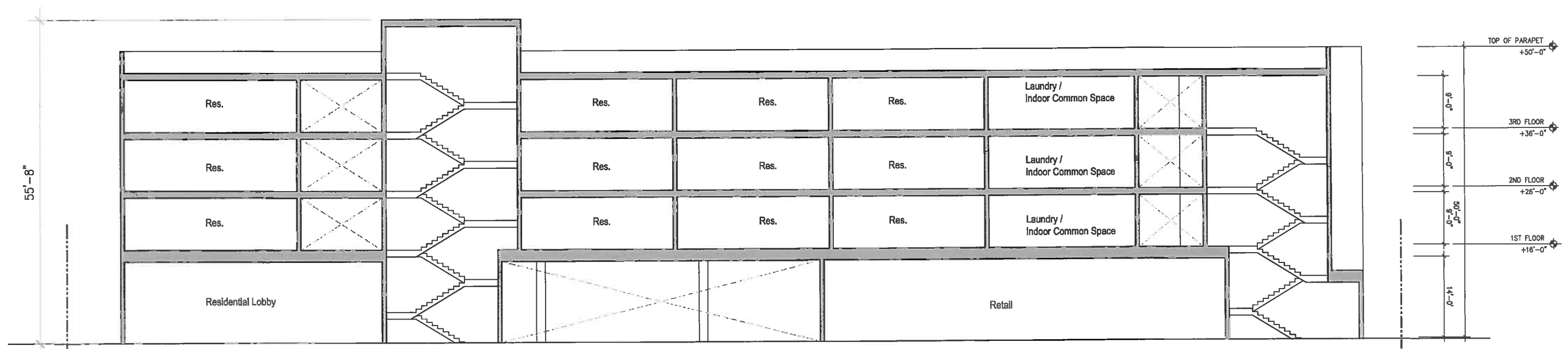


0' 4' 8' 12'

UNIT TYPE J - 2Br+1Bath (900 s.f.)



2 SECTION BB  
SCALE 1/8" = 1'-0"



1 SECTION AA  
SCALE 1/8" = 1'-0"



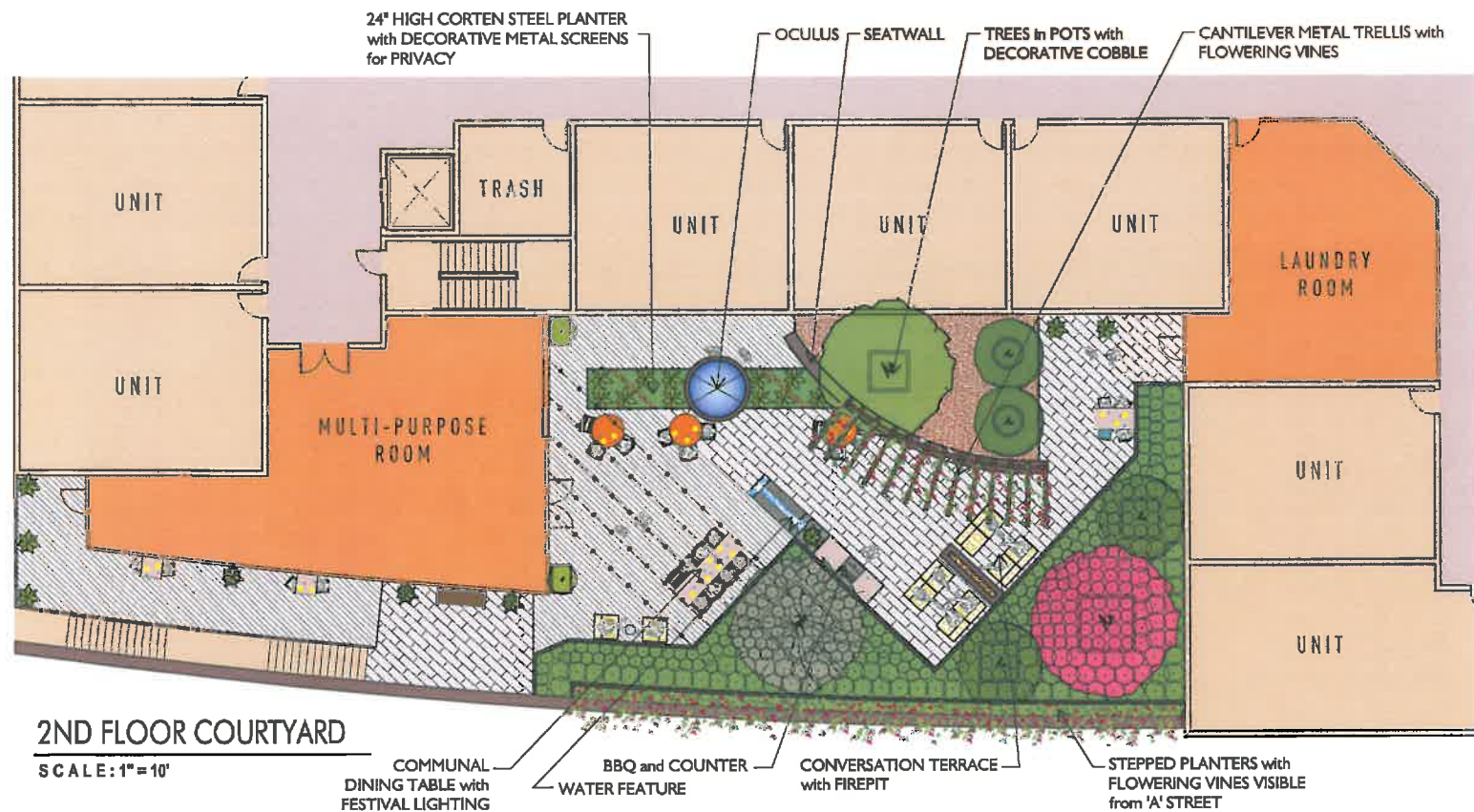
1 PERSPECTIVE  
SCALE N.T.S.



1 PERSPECTIVE  
SCALE N.T.S.



1 PERSPECTIVE  
SCALE N.T.S.



## 2ND FLOOR COURTYARD

SCALE: 1" = 10'

### CITY OF HAYWARD STANDARD LANDSCAPE NOTES:

1. PROVIDE ONE 24" BOX STREET TREE PER 20 to 40 LINEAL FEET IN THE STREET FRONTING LANDSCAPE SETBACK AREAS. ALL TREES PLANTED A MIN. OF 5 FT. AWAY FROM ANY UNDERGROUND UTILITIES, A MIN. OF 15 FT. FROM A LIGHT POLE, AND A MIN. 30 FT. FROM THE FACE OF A TRAFFIC SIGNAL, OR AS OTHERWISE SPECIFIED BY THE CITY. TREES BE PLANTED ACCORDING TO THE CITY STANDARD DETAIL SD-122 AND THE DETAIL SHALL BE INCLUDED IN THE LANDSCAPE PLANS.
2. ROOT BARRIERS INSTALLED LINEARLY AGAINST THE PAVING EDGE IN ALL INSTANCES WHERE A TREE IS PLANTED WITHIN 7 FT. OF PAVEMENT OR BUILDINGS, AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3. MASONRY WALLS, SOLID BUILDING WALLS, TRASH ENCLOSURES OR FENCES FACING A STREET OR DRIVEWAY CONTINUOUSLY BUFFERED WITH SHRUBS AND VINES. TRASH ENCLOSURES HAVE A MIN. 5' INTERIOR PLANTING WIDTH ON 3 SIDES AND SCREENED WITH A MIN. 5-GALLON SHRUBS AND VINES.
4. ALL ABOVE GROUND UTILITIES AND MECHANICAL EQUIPMENT SCREENED FROM THE STREET WITH MIN. 5-GALLON SIZE SHRUBS IN A CONTINUOUS MANNER.
5. THE LANDSCAPE IN THE PARKING LOT CONFORMS TO ZONING ORDINANCE CHAPTER 10, ARTICLE 2 OFF-STREET PARKING REGULATION: SECTION 10-2.650 LANDSCAPING: A 6-FOOT WIDE LANDSCAPE END CAP THAT IS MEASURED FROM FACE OF CURB TO FACE OF CURB IS PROVIDED AT THE END OF EACH ROW WITH SHADE TREES, SHRUBS, AND LIVE GROUNDCOVERS. IN ADDITION, A MEDIUM TO LARGE SHADE TREE IS PROVIDED AT EVERY 8 SPACES IN EACH ROW IN AN ISLAND OR A TREE WELL. TREE WELL DIMENSION OF 5 FT X 5 FT MEASURED FROM BACK OF CURB TO BACK OF CURB. WHEN TREE WELL CURB SERVES AS A WHEEL STOP, ADDITIONAL PLANTING AREAS PROVIDED THAT EQUAL THE VEHICULAR OVERHANG. THE CURB IS CLASS B PORTLAND CEMENT CONCRETE CONSTRUCTED TO A H. OF 6 IN. ABOVE FINISHED PAVEMENT.

### EXISTING TREE SURVEY:

NO EXISTING TREES ON-SITE. SITE PREVIOUSLY DEMOLISHED. NO ARBORIST REPORT REQUIRED.

### COMPLIANCE NOTE:

CONCEPTUAL LANDSCAPE PLAN IS IN COMPLIANCE WITH THE CITY OF HAYWARD ENVIRONMENTALLY FRIENDLY LANDSCAPE GUIDELINES AND CHECKLIST FOR NEW MULTI-FAMILY REDSIDENTIAL PROJECTS.

### PLANTING CONCEPT STATEMENT:

THE 'A' STREETSCAPE with ASSOCIATED RETAIL STOREFRONTS, PROJECT ENTRY 'TUNNEL' and RESIDENT COURTYARD ARE RECOGNIZED AS ESSENTIAL PLACE-MAKING LANDSCAPE OPPORTUNITIES. TO ACHIEVE THE QUALITY OF 'PLACE' EACH OF THESE AREAS ARE GIVEN DIFFERENTIATED UNIQUE CHARACTER and IMAGE WHICH COLLECTIVELY STRENGTHENS THE IDENTITY OF THE MIXED-USE COMMUNITY.

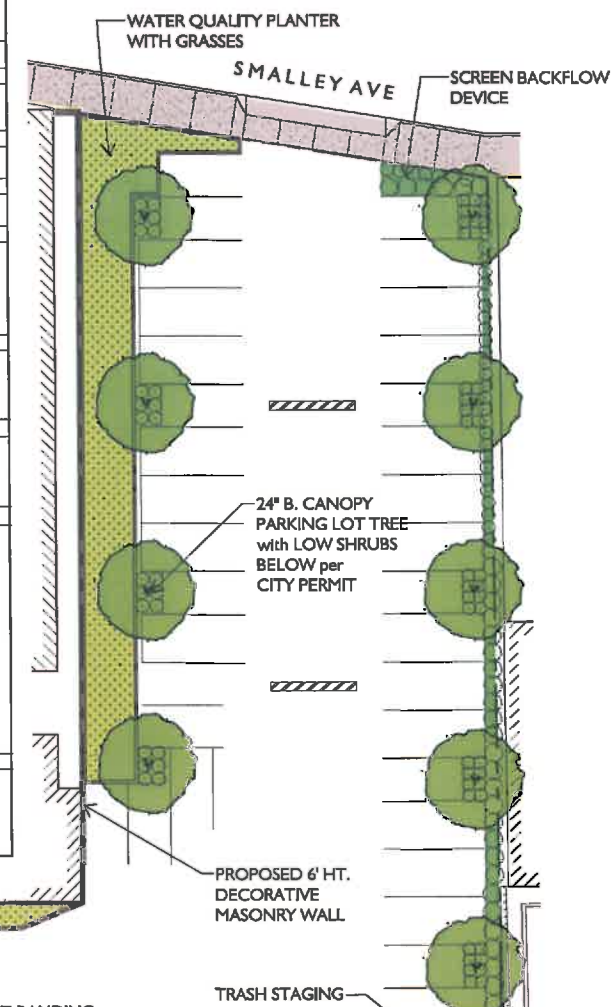
EASE OF ACCESSIBILITY and INTERCONNECTED LINKAGES ENCOURAGES PEDESTRIAN ACTIVITIES and FACILITATES DAILY RESIDENTIAL and COMMERCIAL INTERACTION.

#### PLANTING DESIGN PRINCIPLES INCLUDE:

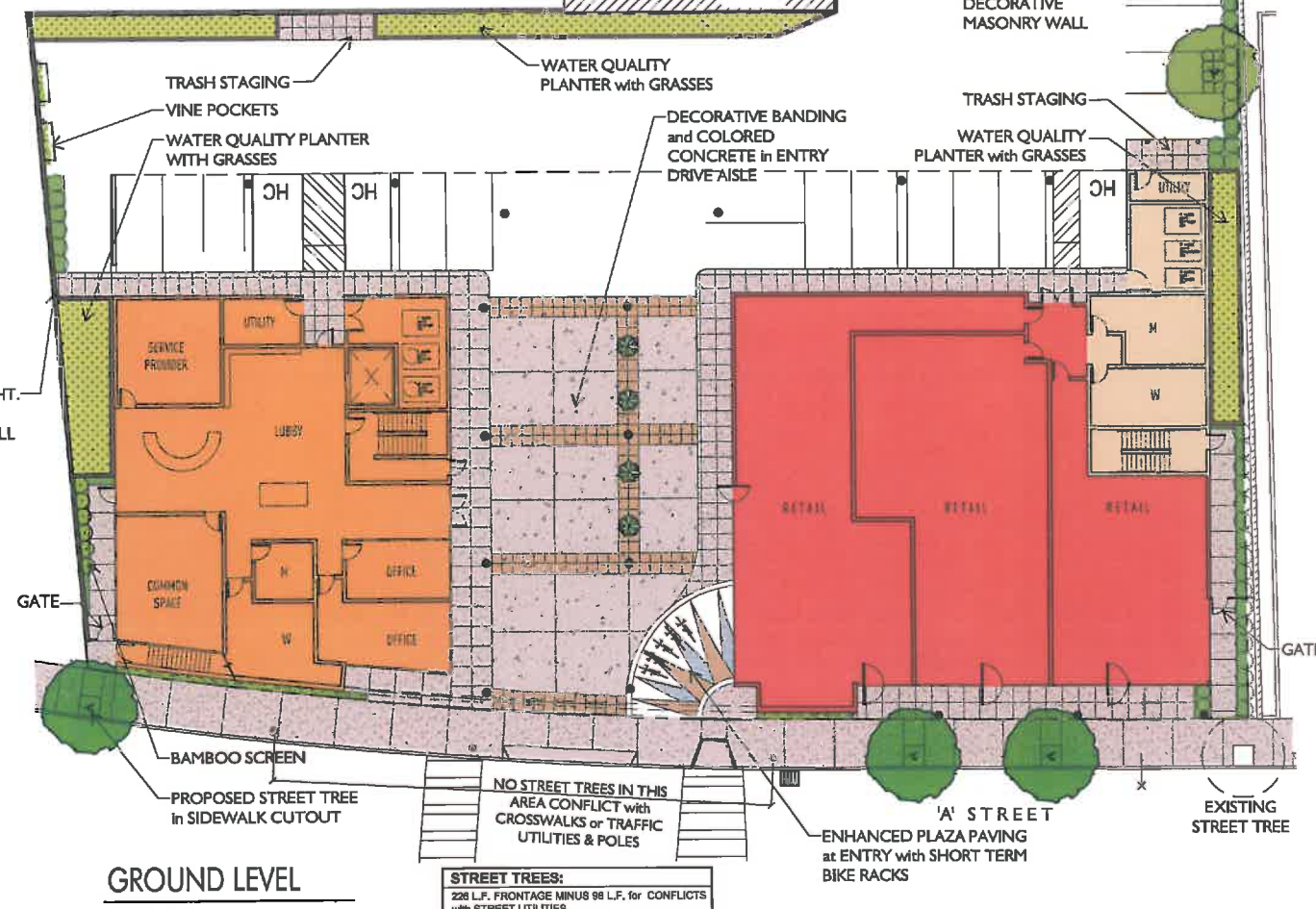
- USE OF LANDSCAPE DESIGN TO PROVIDE A DISTINCT IDENTITY.
- PROVIDE A PLANTING SCHEME EMPHASIZING FORM, LEAF TEXTURE and FOLIAGE COLOR IN A CONTEMPORARY ARRANGEMENT OF LARGE BROAD MASSINGS.
- PROVIDE PLANT SPECIES with UNIQUE CHARACTERISTICS USED SINGULARLY CREATING FOCAL POINTS and POINTS OF INTEREST.
- SELECT PLANT MATERIAL THAT CREATES LONG TERM SUSTAINABILITY.
- APPLY SUSTAINABLE LANDSCAPING STRATEGIES TO THE GREATEST EXTENT POSSIBLE.
- SELECT PLANT MATERIAL FOR THEIR WATER CONSERVATION QUALITIES, LOW MAINTENANCE and ADAPTED TO THE LOCAL CLIMATE.
- SELECT PLANT MATERIAL BASED ON HYDROZONES - SUN AND SHADE. FURTHER DETAILED PLANTING PLANS will be REFINED and EXPANDED BASED ON NUANCES in the BUILDING DESIGN and EXPOSURES.

### PRELIMINARY PLANT PALETTE

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	WATER USE
	'A' STREET STREETSCAPE		
	MAGNOLIA GRANDIFLORA	24" BOX	MED
	SOUTHERN MAGNOLIA - STANDARD (PER EXISTING CONDITION)		
	PARKING LOT TREE		
	KOELREUTERIA BIPINNATA	24" BOX	MED
	CHINESE PLANE TREE - STANDARD		
	TREE at PROPERTY LINE		
	PLATANUS ACERIFOLIA 'YARWOOD'	24" BOX	MED
	LONDON PLANE TREE v. YARWOOD		
	TREE at PROPERTY LINE		
	ARJUTUS x 'MARINA'	24" BOX	MED
	HYBRID STRAWBERRY TREE - MULTI	38" BOX	MED
	OLEA EUROPEA 'SWAN HILL'	38" BOX	MED
	FRUITLESS OLIVE	38" BOX	MED
	TABESUA IPE	38" BOX	MED
	PINK TRUMPET TREE		
	VERTICAL EVERGREEN at PROPERTY LINE		
	BAMBUSA OLDHAMII	15 GAL.	MED
	GIANT TIMBER BAMBOO	15 GAL.	MED
	PITTOSPORUM EUGENIODES N.C.N.		
	WATER QUALITY PLANTERS		
	CAREX DIVULSA (SUN EXPOSURE)	1 GAL.	MED
	DENSE SEDGE		
	CHONDROPETALUM TECTORUM (SHADE)	1 GAL.	MED
	SMALL CAPE RUSH		
	SHRUBS		
	LARGE SHRUBS (5 GAL. MIN. SIZE at 3' o.c.)		
	DIETES VEGETA	MED	
	ESCALONIA 'FRAMES'	MED	
	PHOTINA FRASERI	MED	
	PODOCARPUS MAKI	MED	
	PITTOSPORUM SPECIES	MED	
	TOBIRA	MED	
	MEDIUM SHRUBS (5 GAL. MIN. SIZE at 3' o.c.)		
	CALLISTEMON 'LITTLE JOHN'	LOW	
	GREVILLEA 'DANSEBIE'	LOW	
	LEUCOPHYLLUM FRUTESCENSEXAS RANGER	LOW	
	PHORMIUM HYBRIDS	LOW	
	RAPHIOLEPIS SPECIES	LOW	
	INDIA HAWTHORN	LOW	
	RAPHIOLEPIS U. 'MINOR'	LOW	
	DWARF HAWTHORN	LOW	
	VIBURNUM 'SPRING BOUQU'	LOW	
	VELURNUM	LOW	
	SMALL SHRUBS (1 GAL. MIN. SIZE at 24" o.c.)		
	AGAVE SPECIES	LOW	
	ALOE SPECIES	LOW	
	COPROSMA YUKKI	LOW	
	ALOE	LOW	
	CREeping COPROSMA	LOW	
	RAPHIOLEPIS CLARA	LOW	
	DWARF HAWTHORN	LOW	
	ROSMARINUS PROSTRATUS	LOW	
	DWARF ROSEMARY	LOW	
	POTTERY		
	LARGE POTTERY (15 GALLON MINIMUM SIZE)		
	CITRUS SPECIES		
	CYPRESSUS SEPIPER (IRENS)		
	TRACHYCARPUS PORTULAE		
	ACCENT POTTERY (15 GALLON MINIMUM SIZE)		
	AGAVE ATTENUATA		
	MEXICAN AGAVE		



PROPOSED 6' HT. DECORATIVE MASONRY WALL



# DOWNTOWN HAYWARD MIXED USE DEVELOPMENT

## META HOUSING CORPORATION

HAYWARD, CA.

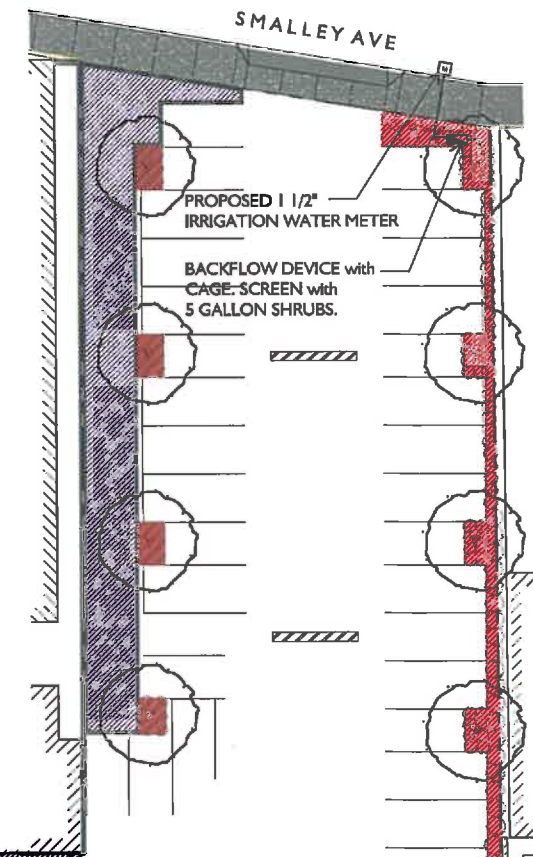
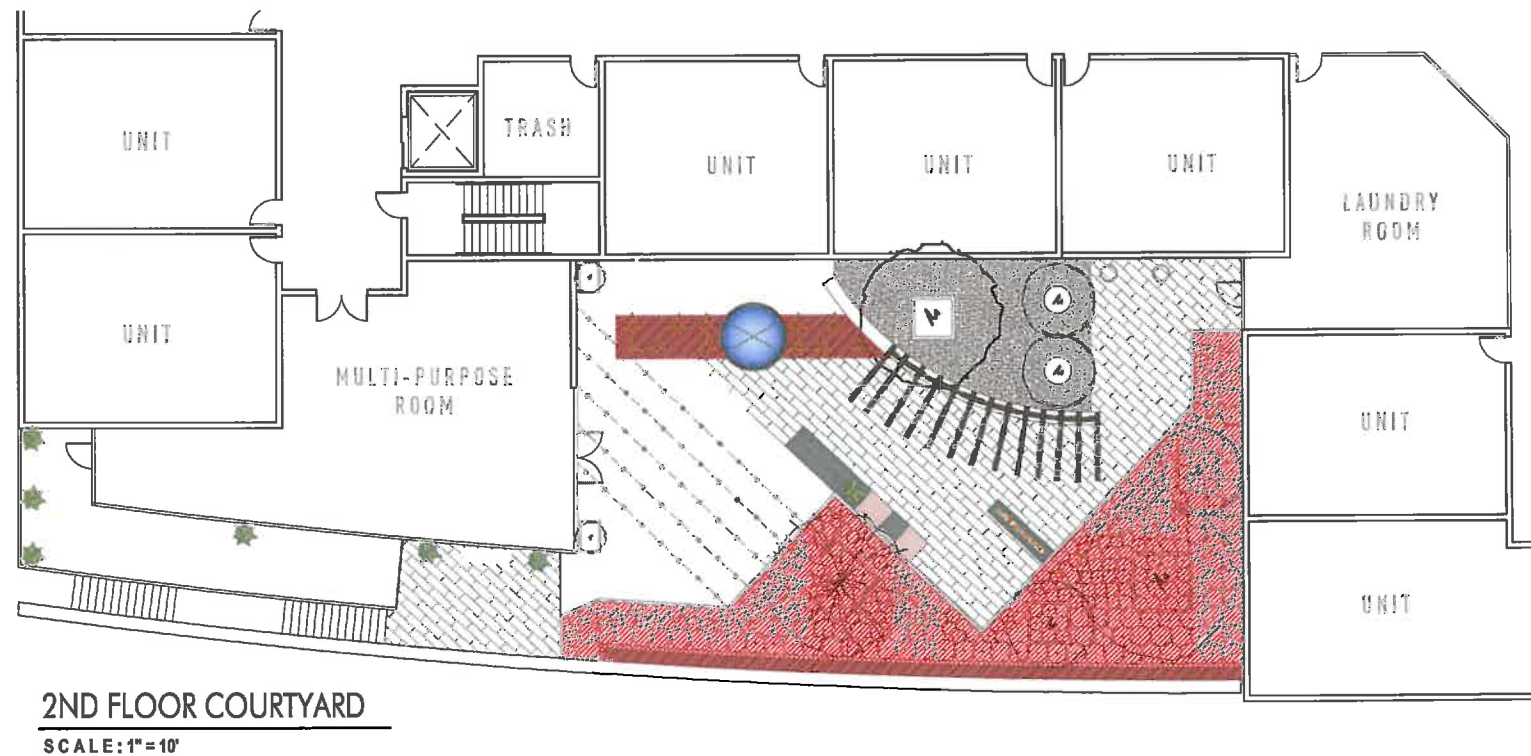
PREPARED BY LICENSED LANDSCAPE ARCHITECT  
MARK SCHATTINGER - ASLA - RLA 3235

### CONCEPTUAL LANDSCAPE PLAN



MAY 1, 2013

MJS  
Design Group



#### IRRIGATION CONCEPT NOTE:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

**PURPOSE:** TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

**CONCEPT:** THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF HAYWARD WATER PURVEYOR / PUBLIC WORKS DEPARTMENT. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH CITY OF PUBLIC WORKS STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL CONFORM WITH CITY OF HAYWARD WATER CONSERVATION REQUIREMENTS.

THE PRELIMINARY LANDSCAPE PLANS INDICATE TWO HYDROZONES BASED ON EXPOSURES: SUN AND SHADE. FURTHER DETAILED PLANTING PLANS WILL BE REFINED AND EXPANDED BASED ON NUANCES IN THE BUILDING DESIGN AND EXPOSURES.

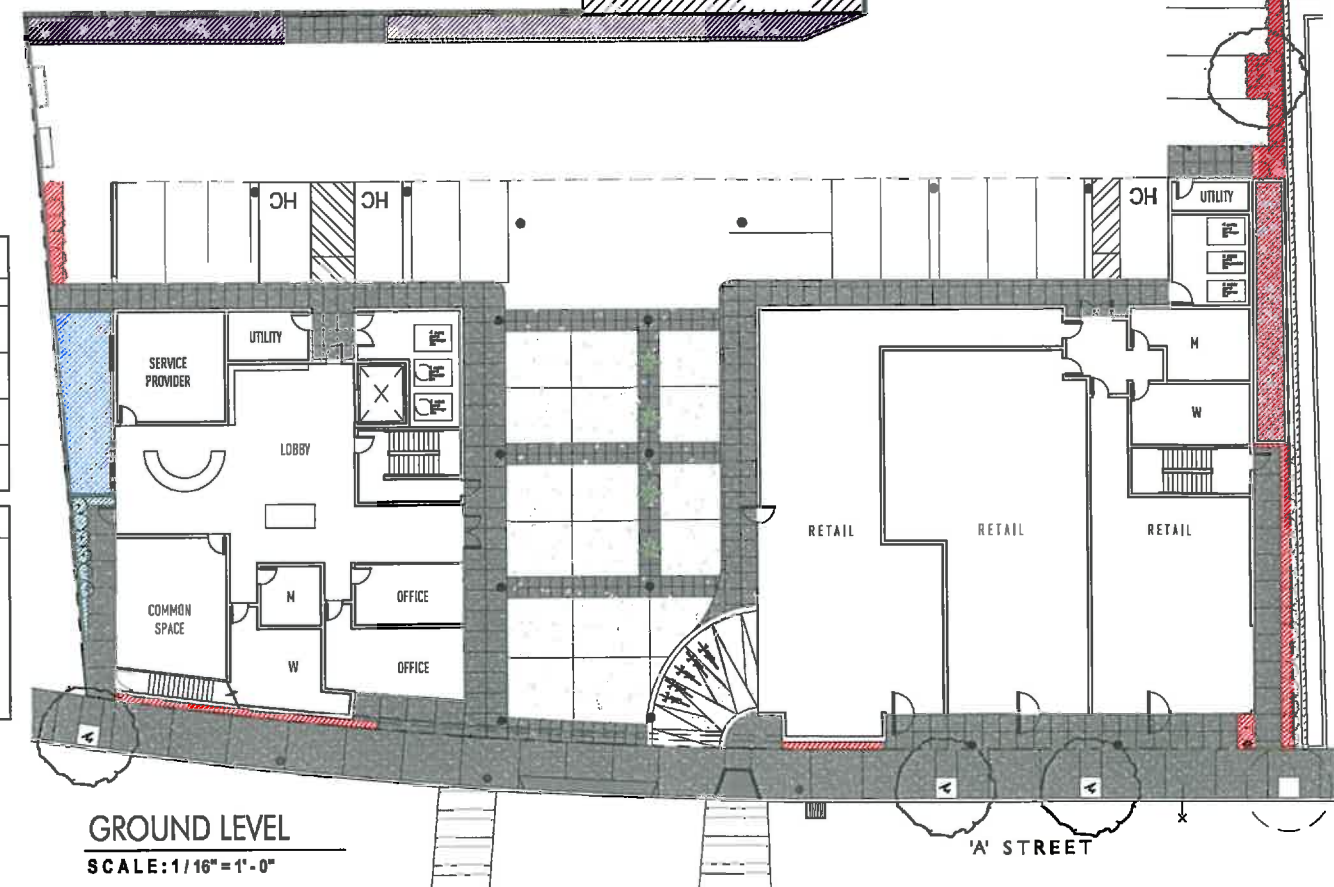
#### IRRIGATION HYDROZONE KEY

SYMBOL	ZONE	SIZE
	SHADE EXPOSURE	55 SF.
	SUN EXPOSURE	2,350 SF.
	RAISED WATER QUALITY PLANTER SHADE	300 SF.
	RAISED WATER QUALITY PLANTER SUN	2,140 SF.

#### IRRIGATION WATER CONSERVATION FEATURES:

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

1. Installation of automatic 'smart' Irrigation controller with rain-sensor and weather track.
2. The use of subsurface drip tubing (Netafin or equal).
3. The use of low water consuming plants.
4. Soil amendment to achieve good soil moisture retention.
5. Mulching to reduce evapotranspiration from the root zone.



Prepared by: Pacific Engineering 2013 PECH 2013 PROJECTS: Mela Housing CAD 608 A street\_CIVIL.dwg 5/15/13 3:31pm mark

TABLE 1: IMPERVIOUS AREAS DRAWING TO IMP

AREA ID	SURFACE	SIZE (SF)	TYPE AND ID# OF BMP TO BE USED	AREA SERVED BY BMP (SQUARE FEET)	SIZE FACTOR (0.04)	MINIMUM SURFACE AREA REQUIRED (SQUARE FEET)	SURFACE AREA AVAILABLE AS SHOWN (SQUARE FEET)	SURFACE AREA AS DESIGNED (SQUARE FEET)
RA-1	ROOF**	5,509	INFILTRATION PLANTER, TA-1					
RA-2	ROOF**	1,005	INFILTRATION PLANTER, TA-1	8,513	0.04	281	297	297

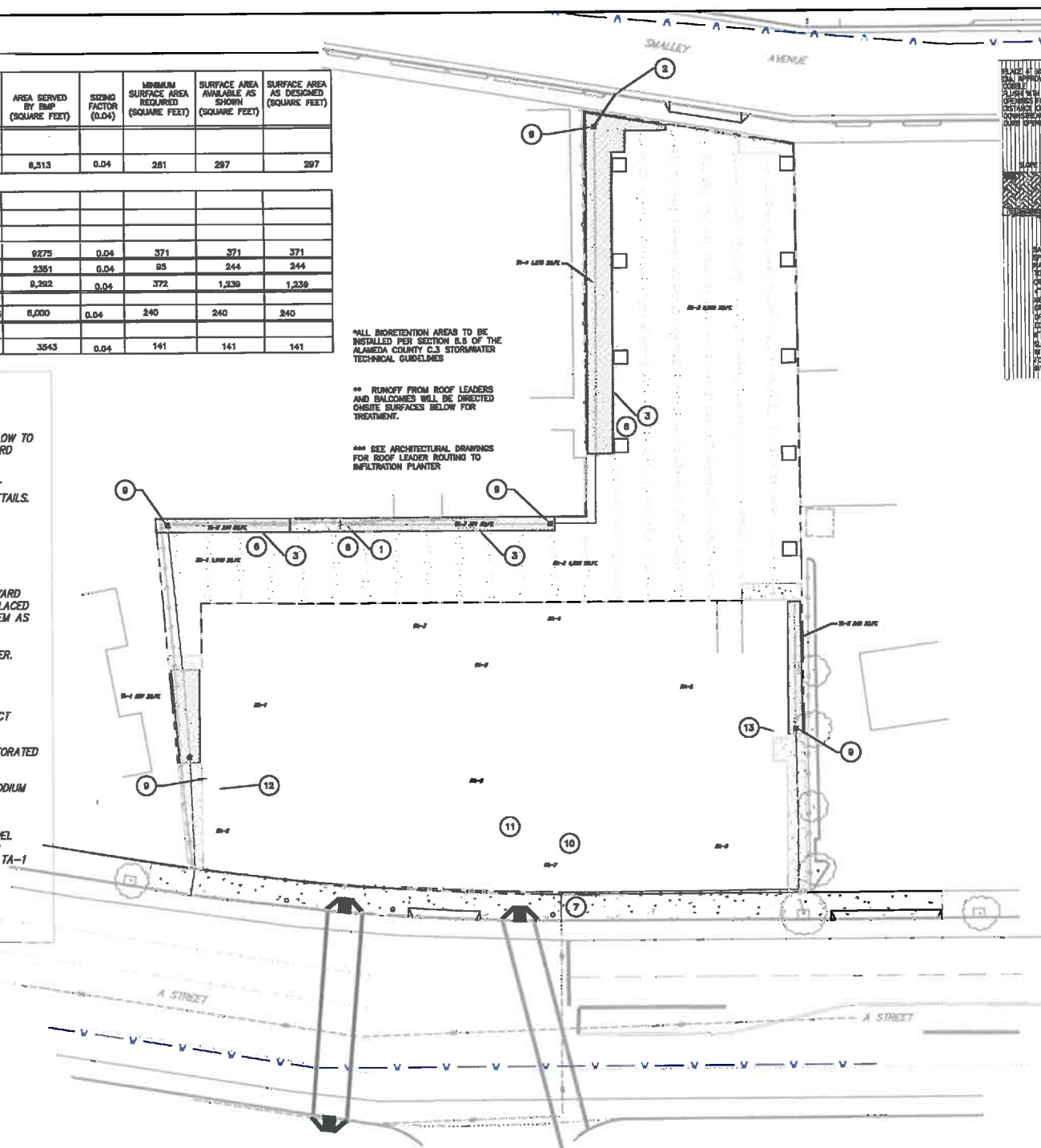
RA-3	ROOF**	1,087	VEGETATED SWALE, TA-3					
RA-4	ROOF**	1,087	VEGETATED SWALE, TA-3					
RA-5	ROOF**	2,173	VEGETATED SWALE, TA-3					
DA-2	PAVING	4,928	VEGETATED SWALE, TA-3	9,275	0.04	371	371	371
DA-1	PAVING	2,351	VEGETATED SWALE, TA-2	2,351	0.04	95	244	244
DA-3	PAVING	8,292	VEGETATED SWALE, TA-4	8,292	0.04	372	1,239	1,239
RA-6	ROOF**	4,436	INFILTRATION PLANTER, TA-5					
RA-9	ROOF**	1,584	INFILTRATION PLANTER, TA-5	6,000	0.04	240	240	240
RA-8	ROOF**	2,385**	INFILTRATION PLANTER, TA-5					
RA-7	ROOF**	1,258**	INFILTRATION PLANTER, TA-5	3,543	0.04	141	141	141

- 1 PERFORATED PIPE PER VEGETATED SWALE DETAIL.
- 2 TREATED STORMWATER FROM VEGETATED SWALE TO FLOW TO THROUGH CURB DRAIN PER CITY OF HAYWARD STANDARD DETAIL, SD-118.
- 3 SHEET FLOW INTO VEGETATED SWALE AS SHOWN. SEE PRELIMINARY GRADING PLAN FOR ADDITIONAL CURB DETAILS.
- 4 NOT USED
- 5 INFILTRATION PLANTERS ON TOP OF RESIDENTIAL COURTYARD AT PODIUM LEVEL TO BE ROUTED TO SURFACE AND PLACED UNDERGROUND AND CONNECT TO ON-SITE STORM SYSTEM AS SHOWN ON PLANS.
- 6 MINIMUM 12" CURB OPENING INTO INFILTRATION PLANTER.
- 7 12" SD LINE CONNECTED FROM BUILDING.
- 8 SDCB TO COLLECT SELF TREATING AREAS AND CONNECT PERFORATED PIPES.
- 9 STORM DRAIN CLEANOUT FOR VEGETATED SWALE PERFORATED PIPES.
- 10 INFILTRATION PLANTER AT RESIDENTIAL COURTYARD PODIUM LEVEL. SEE DETAIL ON LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS.
- 11 AREA DRAINS IN RESIDENTIAL COURTYARD PODIUM LEVEL CONNECT TO RAINWATER LEADERS, DISCHARGING ONTO SURFACE FOR TREATMENT IN INFILTRATION PLANTER, TA-1 AND TA-5.
- 12 ROOF LEADERS TO DISCHARGE TO TA-1.
- 13 ROOF LEADERS TO DISCHARGE TO TA-5.

STORMWATER CONTROL PLAN  
NOTES

TABLE 2: SELF TREATED AREAS

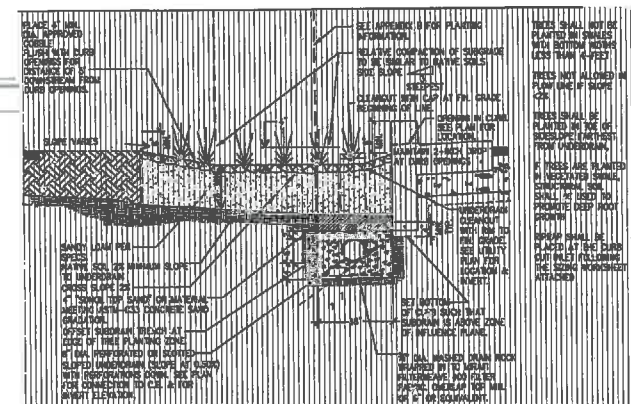
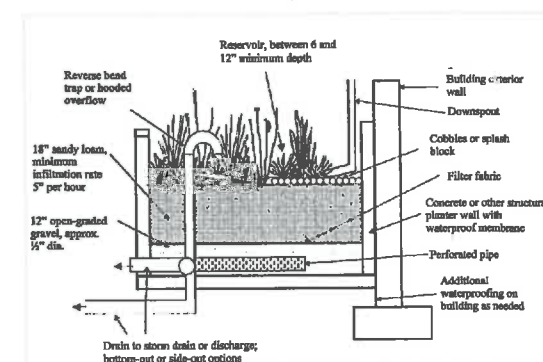
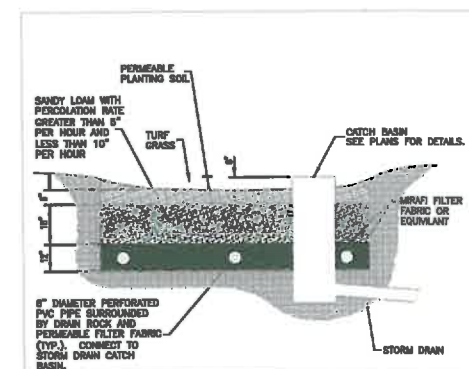
AREA ID	SURFACE	SIZE (SF)	SIZE (AC)
TA-1	LANDSCAPING	297	0.007
TA-2	LANDSCAPING	244	0.006
TA-3	LANDSCAPING	371	0.009
TA-4	LANDSCAPING	1,239	0.03
TA-5	LANDSCAPING	240	0.006



\*\* ALL BIORETENTION AREAS TO BE INSTALLED PER SECTION 8.5 OF THE ALAMEDA COUNTY C.S. STORMWATER TECHNICAL GUIDELINES

\*\* RUNOFF FROM ROOF LEADERS AND BALCONIES WILL BE DIRECTED ON-SITE SURFACES BELOW FOR TREATMENT.

\*\*\* SEE ARCHITECTURAL DRAWINGS FOR ROOF LEADER ROUTING TO INFILTRATION PLANTER

TYPICAL INFILTRATION  
PLANTER.  
NTSTYPICAL VEGETATED  
SWALE  
NTS

BIORETENTION BASIN



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COMMERCIAL/SENIOR HOUSING  
STORMWATER PLAN

Project Address: 808 A Street, Hayward, CA  
Owner: META Housing

DR: JAM JOB NUMBER: APPROVED: DATE: MAY, 2013  
AL: JA

SHEET

C.2